

Philip Laney & Jolly



75 & 77 Albert Road South, Malvern, WR14 3DX  
Guide Price £1,300,000

 7  2  3  E



Occupying an enviable plot, these properties benefit from a prime location in one of Malvern's most sought-after areas. The generous outdoor space offers ample room for expansion or landscaping, allowing you to create your dream homes or enhance the existing structures. The versatility of this property is truly noteworthy, as it can cater to a variety of living arrangements or investment strategies.

With its prime location, this property is conveniently situated near local amenities, schools, and transport links, making it an ideal choice for families and professionals alike. The vibrant community of Malvern offers a delightful blend of countryside charm and urban convenience, ensuring that residents enjoy the best of both worlds.

EPC: E Council Tax Bands: E & F Tenure: Freehold

**Entrance**  
Entrance through glazed doors into:

Doors to dining room, living room, kitchen and downstairs toilet. Stairs rising to first floor.

Bay window to the front aspect and double doors opening to the side garden.

Dual aspect room with windows to the front and rear aspect with a door leading out to the rear garden. Open fireplace with brick surround.

Window to the side aspect with doors to utility and storage cupboard.

Doors to bedrooms, bathroom and storage cupboard. Window to the front aspect leading to balcony.

Dual aspect room with windows to the front and side aspect. Doors to wardrobes.

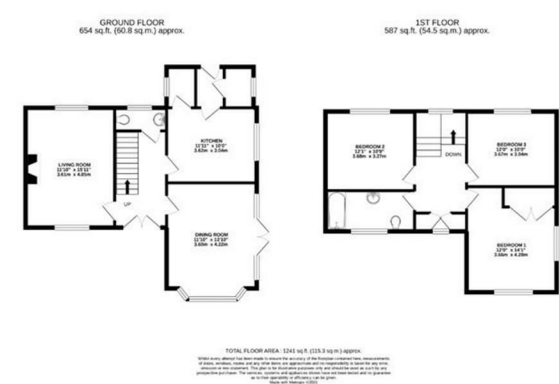
Window to rear aspect.

Window to rear aspect.

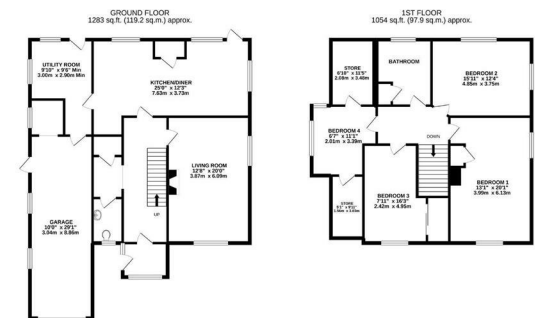
Bath, hand wash basin and WC. Radiator.

The property has a driveway leading to a detached garage and well established gardens around the whole house.

Mains electricity, oil, water and drainage were laid on and connected at the time of our inspection. We have not carried out any tests on the services and cannot therefore confirm that these are in working order or free from any defects.







TOTAL FLOOR AREA: 2337 sq.ft. (217.1 sq.m.) approx.

Measurements shown are for the internal area of the property. The external area of the property is not included. The measurements are for the internal area of the property. The external area of the property is not included. The measurements are for the internal area of the property. The external area of the property is not included.



## Tenure - Freehold

We understand that the property is offered for sale Freehold.

## Council Tax MHDC - Malvern

We understand the council tax band presently to be : F

Malvern Hills District Council

<https://www.tax.service.gov.uk/check-council-tax-band>

(Council Tax may be subject to alteration upon change of ownership and should be checked with the local authority).

## Broadband Malvern

We understand currently Fibre to the Cabinet Broadband is available at this property.

You can check and confirm the type of Broadband availability using the Openreach fibre checker:

<https://www.openreach.com/fibre-checker/my-products>

## Agents Note

Plot would welcome potential to build (subject to necessary planning consents)

## 77 - PINE WINDS

### Entrance

Entrance through glazed porch into hall.

### Hallway

Doors to kitchen diner, living room, WC and storage cupboard.

### Living Room

Dual aspect room with windows to the side and front aspect.

### Kitchen Diner

Dual aspect room with windows to the side and rear aspect.

### Utility Room

Windows to the side and rear aspect. Door to the garage.

### Garage

### First Floor Landing

Doors to the bedrooms and bathroom.

### Bedroom 1

Dual aspect room with windows to the side and front aspect.

### Bedroom 2

Dual aspect room with windows to the side and rear aspect.

### Bedroom 3

Window to the front aspect.

### Bedroom 4

Window to the side aspect. Doors to 2 storage cupboards.

### Bathroom

Bath, hand wash basin and low level WC. Door to airing cupboard. Radiator.

### Outside

This property has a good sized garden which was once an arrangement of large greenhouses, which after the war served the community with local vegetables, salads and bedding plants.

### Services

Mains electricity and drainage were laid on and connected at the time of our inspection. We have not carried out any tests on the services and cannot therefore confirm that these are in working order or free from any defects.

PLEASE NOTE WATER IS NOT CONNECTED TO THIS PROPERTY AND IS SERVICED FROM NUMBER 75

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## Floorplans

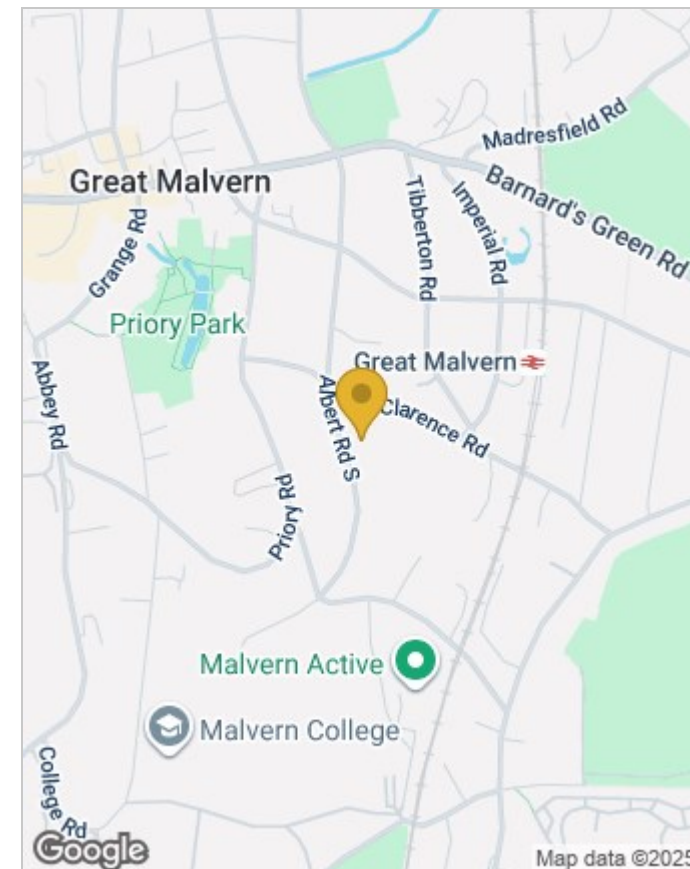
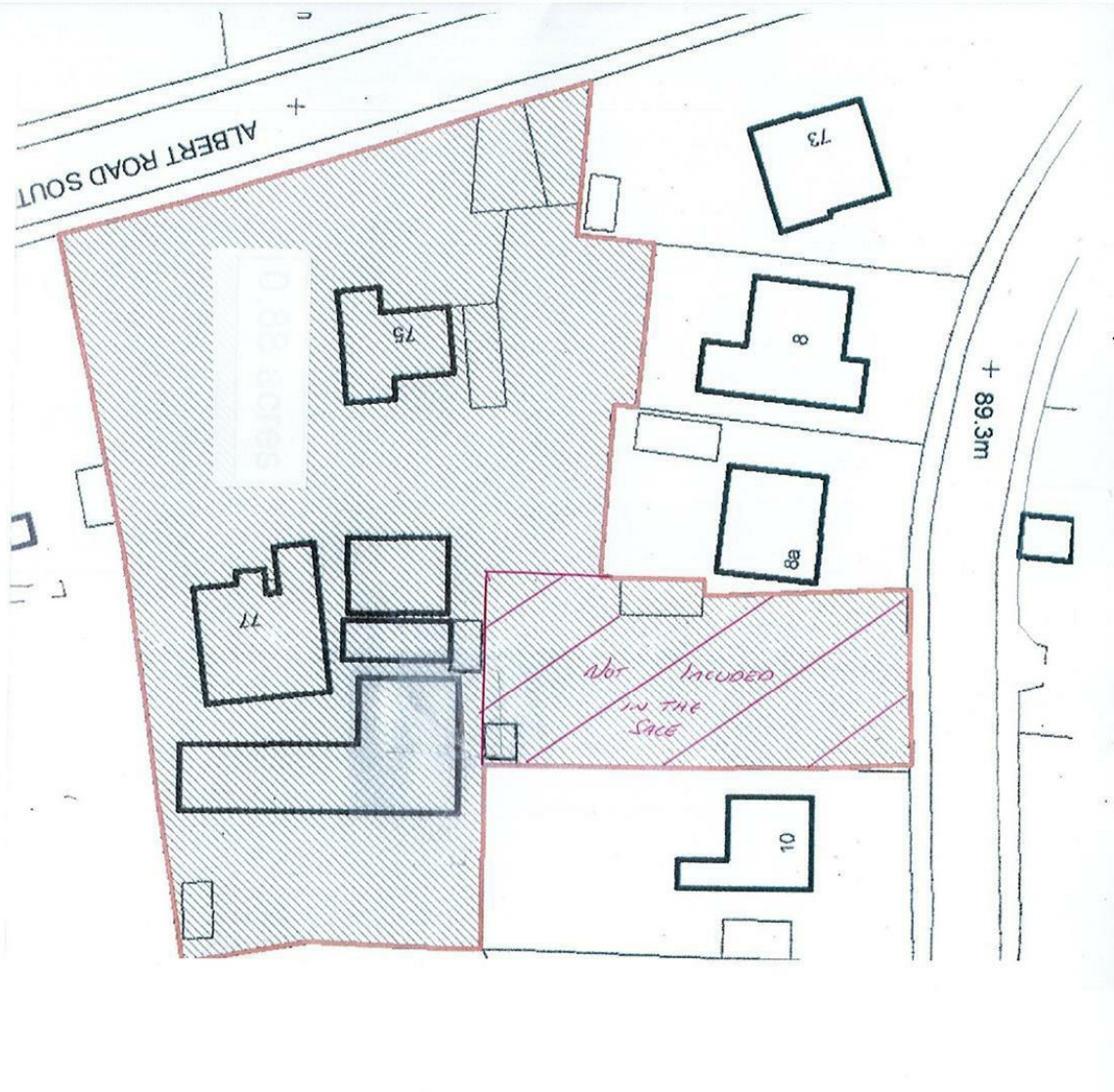
This plan is included as a service to our customers and is intended as a GUIDE TO LAYOUT only. Dimensions are approximate and not to scale.

## Mobile Coverage - Malvern

Mobile phone signal availability can be checked via Ofcom Mobile & Broadband checker on their website.

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>





Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(93 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(49-54) <b>E</b>	49
(27-48) <b>F</b>	
(1-26) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

## Viewing

Please contact our Malvern Office on 01684575100 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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